

WARRANTY DEED

032330

TRANSFER  
TAX  
PAID

41-84-6

**KNOW ALL MEN BY THESE PRESENTS**, that, UNION/FRONT CORP., a Maine corporation duly organized and existing under the laws of the State of Maine with a place of business in the City of Waterville, County of Kennebec and State of Maine for consideration paid by MICHAEL R. NAWFEL, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said Michael R. Nawfel, his heirs and assigns forever, the following described land located in the City of Waterville, County of Kennebec and State of Maine:

Lot 4 as shown on a Plan entitled "Final Plan of Penny Hill Park Subdivision" dated September 1996 and approved by the City of Waterville Planning Board on October 7, 1996 and recorded in the Kennebec County Registry of Deeds in Plan Book E96-142, together with an easement for utilities and for vehicular ingress and egress to and from said Lot 4 shown on said Plan over that roadway entitled Century Drive, as shown on said Plan.

The premises herein conveyed are subject to all utility easements and other easements and rights which are shown on the above-referenced Plan. The premises herein conveyed are also subject to a five (5) foot wide storm water drainage easement running along side said Century Drive. Said storm water drainage easement to be maintained as outlined in the Declaration of Covenants and Restrictions for Penny Hill Park which this conveyance is made subject to by reference herein.

This conveyance is made subject to those covenants and restrictions set forth in the Declaration of Covenants and Restrictions dated November 20, 1996 and to be recorded concurrently with this instrument in the Kennebec County Registry of Deeds.

**TO HAVE AND TO HOLD** the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Michael R. Nawfel, his heirs and assigns, to them and their use and behoof forever.


**AND** Grantor does covenant with the said Grantee, his heirs and assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances; and it has good right to sell and convey to the said Grantee to hold as aforesaid; and that its successors and assigns shall and will **WARRANT** and **DEFEND** the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.


IN WITNESS WHEREOF, Union/Front Corp. has caused this instrument to be signed by John E. Nale, its duly authorized President this 21st day of November, 1996.

41-84-6

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

UNION/FRONT CORP.

  
\_\_\_\_\_

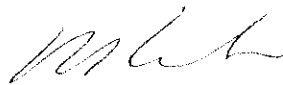
By:   
John E. Nale  
President

STATE OF MAINE  
KENNEBEC, ss.

November 21, 1996

Personally appeared the above-named John E. Nale, President of Union/Front Corp. and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Union/Front Corp.


Before me,

  
\_\_\_\_\_  
Notary Public/Attorney at Law

MARK J. NALE  
Maine Attorney At Law

RECEIVED KENNEBEC CO.

96 DEC 11 AM 9:00

Attest:   
REGISTER OF DEEDS